

Austin Business Park

COMMERCIAL
MARKET EXCHANGE

8820 Business Park Drive Suite 100 | Austin, TX 78759

Office Building For Sale AUSTIN, TEXAS



CMEATX.COM



JENNIFER VARELLI, CCIM

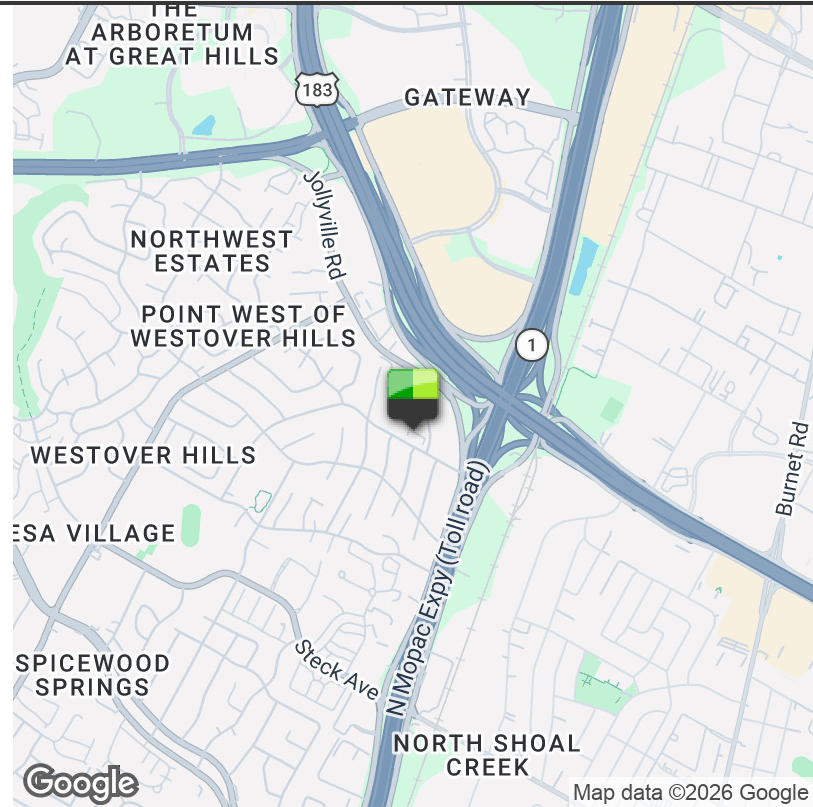
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EXECUTIVE SUMMARY

COMMERCIAL
MARKET EXCHANGE

AUSTIN BUSINESS PARK | 8820 BUSINESS PARK DRIVE SUITE 100 | AUSTIN, TX



OFFERING SUMMARY

Sale Price:	Ask Broker
Building Size:	1,248 SF
Available SF:	
Number of Units:	1
Price / SF:	-
Year Built:	1982
Renovated:	2021
Zoning:	CS
Market:	Austin
Submarket:	North West Austin

PROPERTY OVERVIEW

Featuring three offices, kitchenette, and main office area, this 1,248 SF office building offers a versatile layout to accommodate various office configurations. The potential for additional individual offices within the main area, along with a reception area, provides flexibility to meet the unique needs of different businesses and tenants. This adaptable space and prime location in Austin, makes the property an enticing prospect for office investors seeking a dynamic and customizable workspace.

PROPERTY HIGHLIGHTS

- Excellent Location for Owner/Occupant
- 3 Private Offices
- Kitchenette
- Large reception area
- Private Restroom
- Storage Space
- Brand new 2025 HVAC system
- COA monthly fee \$487/mo

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ADDITIONAL PHOTOS

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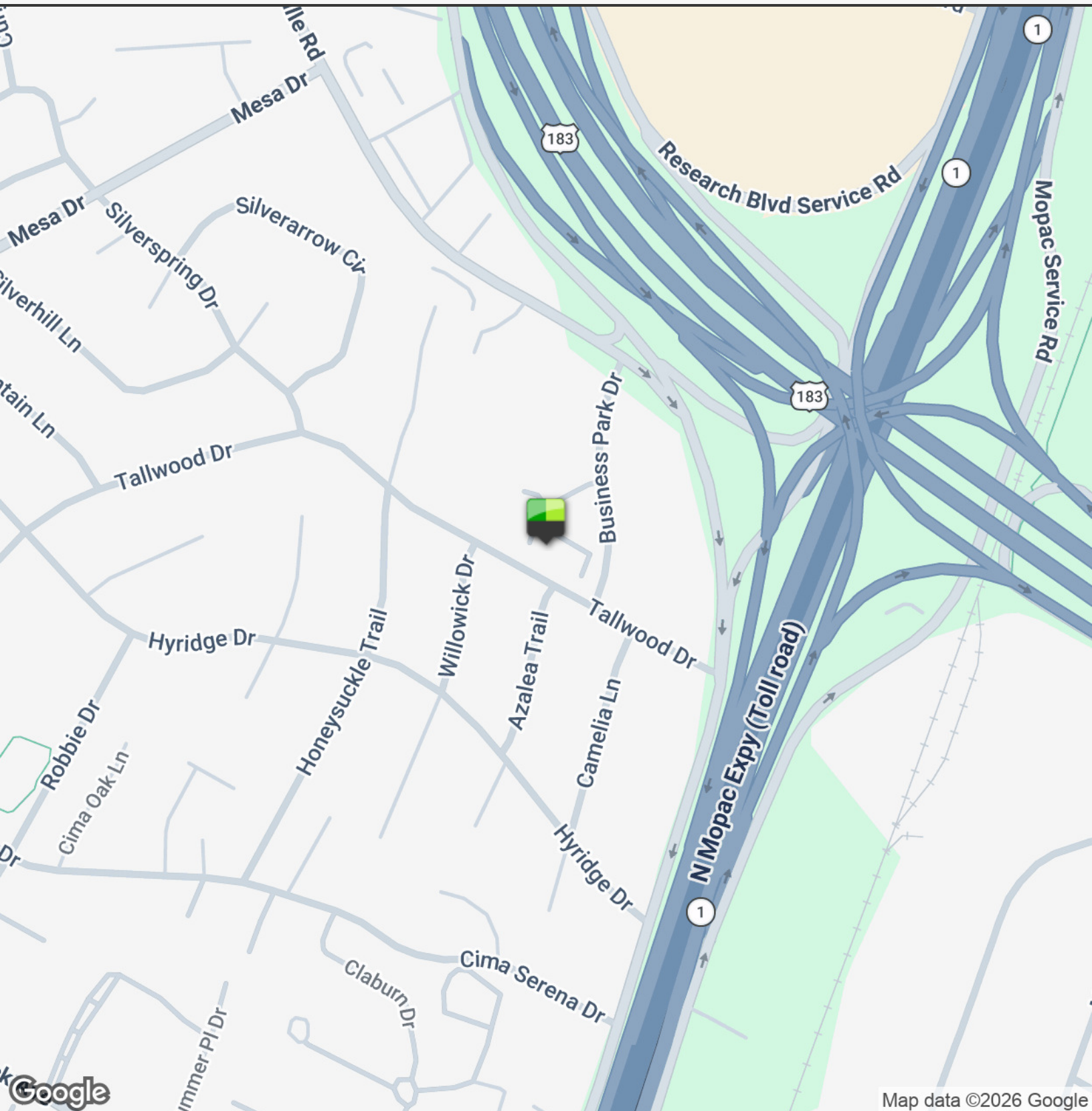

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LOCATION MAP

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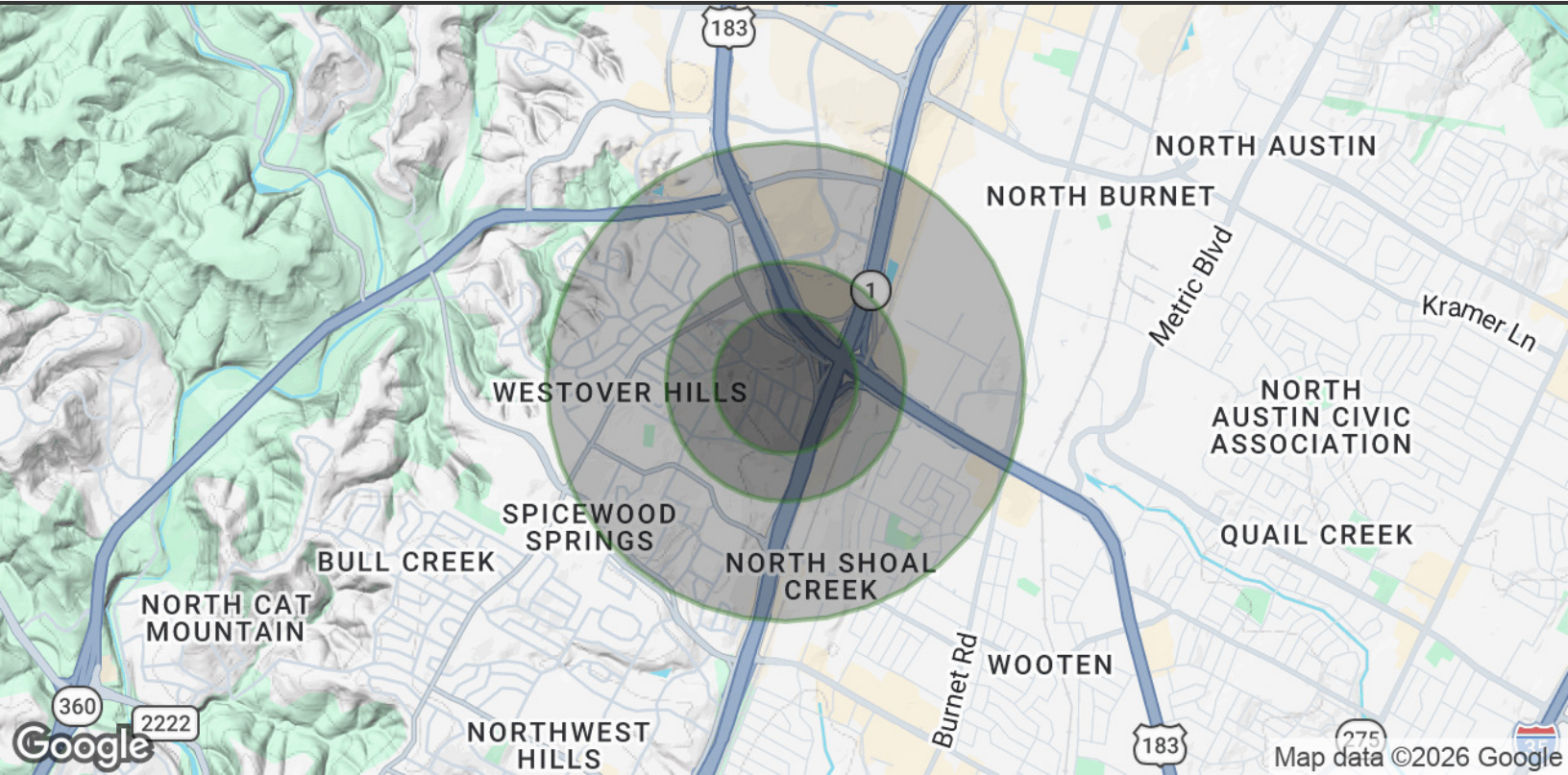
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	840	2,152	9,401
Average Age	43	44	42
Average Age (Male)	42	43	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	396	1,053	4,795
# of Persons per HH	2.1	2	2
Average HH Income	\$140,097	\$138,850	\$150,191
Average House Value	\$853,739	\$822,884	\$756,319

Demographics data derived from AlphaMap

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